WARRANTY DEED

Karen Johnson Davidson County
Batch# 708791 DEEDWARR
09/01/2021 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20210901-0117958

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: 8-18-22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC JACQUELINE G BROWN DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sagen Taylor Eatwell Maya Bryn Krause	Sagen Taylor Eatwell	
(NAME) 14 Garden St #LB	(NAME) 14 Garden St #B	105040A00200CO
(ADDRESS) Nashville TN 37210	(ADDRESS) Nashville TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Joshua Corlew, married**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Sagen Taylor Eatwell, Maya Bryn Krause**, husband and wife, HEREINAFTER CALLED THE GRANTEE,THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Unit B of Garden Street Homes, a Horizontal Property Regime with private elements located at Nashville, Davidson county Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Garden Street Homes, a Horizontal Property Regime with Private Elements, of Record in Instrument No. 20130312-0024452, Registers Office for Davidson County Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the units, property, co-owners and tenants of Garden Street Homes a Horizontal Property Regime with private elements, contained in said declaration, the plat filled has Exhibit "B" to said declaration appearing in instrument No 20300312-0024452, and Bylaws appended thereto as Exhibit "C", said Registers Office, are incorporated hereby reference and made a part hereof the same as though copied here in for a more complete in identification and description of said Unit.

Being the same property conveyed to Joshua Corlew, unmarried by Warranty deed from Daniel J. Burt and wife, Amanda L. Burt of record in Instrument No. 20140106-0001188 Register's Office for Davidson County, Tennessee, dated December 31, 2013 and recorded on January 06, 2014. Mary Hulse joins in to convey any marital interest she may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN , and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 14 Garden St. Unit B Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of August, 2021.

Joshua Corlew

Mary Hulse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Joshua Corlew and Mary Hulse**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of August, 2021.

Jacqueline G. Brown
Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, HOLLY A MASON, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 30th 2021.

Affiant Signature

8/30/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 30th day of August, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-8-22